



Alexandra Villas, Brighton BN1
Offers In The Region Of £1,600,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

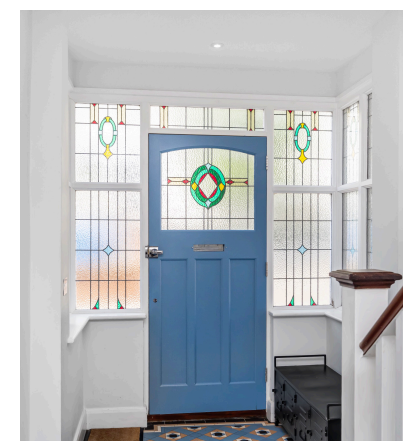
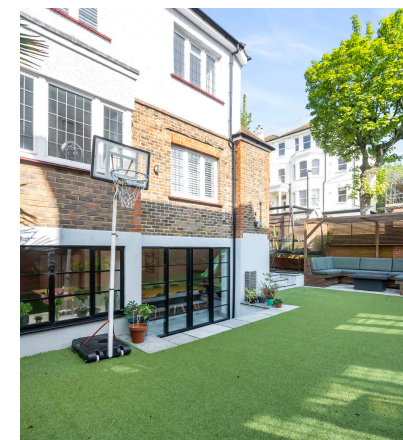
Alexandra Villas, Brighton BN1

5/6 Bedrooms | 3 Bathrooms & Cloak Room
2 Living Rooms | 2293 Sq Ft | Large Garden
Off Street Parking | West Hill Conservation Area

A very rare find on a quiet, exclusive street just a 5 minute walk from Brighton Station, the North Laines and 10 minutes to the sea, this semi-detached 5 bed, 3 bath house has a design-led finish and a spacious, landscaped garden; as well as off street parking for up to 5 cars. Inside, no expense has been spared to create a dream home which has been sensitively extended and improved with light and spacious rooms to explore. The ground floor has a subtly elegant living room with broad bays at each end bringing in the sun, and there's a wood burning stove. Next door the quiet guest double bedroom, currently used as a home office, has a high spec shower room by it and hidden away, a snug delivers a versatile space for sleepovers or a kid's playroom. Downstairs a stunning kitchen dining room offers the best of contemporary design complete with a handmade kitchen and it opens to a tranquil garden with ample space for al fresco summers. There is a separate utility room, a w.c with a pop of colour and storage for wet suits. Upstairs is a luxury bathroom with high end fittings, and three peaceful double bedrooms ready to move into. Private at the top, the principal bedroom is a vaulted beauty with a chic en-suite, ample storage and it is not overlooked with oblique views over the city to the sea.

Favoured by professionals and families within easy distance of good schools, both state and private, and an outstanding 6th form college there's a choice of parks with St Nicholas Rest Garden and playground and St Anne's Wells Gardens a quick walk or short drive. Perfect if you travel by bus or car, around the corner but out of hearing, Dyke Road will take you into or out of the city in minutes, and nearby 7 Dials has 7 routes into the whole of the city.

- Immaculate semi-detached house
- 5 double bedrooms
- Designer fittings and finish
- Large, landscaped garden
- Off-street parking
- Good school catchment
- Walk to station, North Laine & sea





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Introduction

On a spacious plot, this charming house is one of a pair of two, 1930's semi-detached homes surrounded by stately Victorian Villas. Set well back from the tree-lined street behind off street parking for several cars which has a car charger, the house has retained its period charm with stain glass windows. Inside, all the improvements have been in keeping with the character of the building and have been carried out to the highest of standards. There is double glazing and Lutron mood lighting throughout the home, underfloor heating in entrance hall and on the lower floor and ample, discreet storage is well-planned.





The Entrance Hall, Snug and Reception

Sunlight streams through this broad, inviting hallway where hand laid tiles conceal underfloor heat. To your left a bank of cupboards provide space for coats and boots, and with echoes of Narnia, one of the doors leads to the snug.

Spanning the building from east to west with broad bays at each end, the spacious reception has subtle elegance with a parquet floor, recessed mood lighting and a Chesney wood burning stove as a focal point. Skilfully designed to be practical it is lined with discreet, organised storage.

The Ground Floor Guest Room and Shower Room

Quiet and comfortable, with garden views, the guest room has heated tiles and simple décor. Currently used as a home office it is secluded within the house and by it, a chic shower room has high end, Grohe fittings.

Three Family Bedrooms and Bathroom

Convenient on the first floor landing, the luxury bathroom is light and airy with a free-standing Corian bath which has Hans Grohe Axor fittings and an Italian Decotec hand basin and a large walk in shower with a dual head Hans Grohe system.

High ceilings and large windows continue up on the bright first floor where all three family rooms are peaceful. Simple but stylish all are generous double bedrooms; all are restful and they are each ready to move into.

The Principal Bedroom and En Suite

Facing east for the morning sun large windows to frame rooftop views which sweep over the city to the sea, the principal bedroom is a calm, sun-lit retreat with a high vaulted ceiling. Thoughtful touches include the lighting above the bed, handmade wardrobes deliver plenty of sophisticated storage and there is also under eave storage behind them and on the landing. With a fabulous finish, the shower room is bright, cheerful and completely private beneath a Velux.





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The Kitchen Diner, Utility Room and Cloakroom

Downstairs is a dream come true. The concrete floor throughout this level is heated in winter but cool to feet in the summer, and there is all the storage you could hope for complete with a designated area for two wine coolers and storage beneath the oak and glass staircase suitable for wet suits. There's a useful w.c. tucked away as well as a spacious utility where the meticulous attention to detail and great use of space continues.

Ahead, there's an open flow into the spectacular kitchen dining room where energy efficient Crittal style windows and doors to the garden acknowledge this graceful buildings history. Perfect for family time but also for entertaining, the room flows around a sociable central island. Working surfaces are attractive but virtually indestructible Dekton, and they, together with coffee machines/toasters etc can be hidden away behind hand whittled, dark wood pocket doors. Integrated appliances include a touch induction Siemens hob where you can place any size pan on any spot – easy for large family gatherings – and it's beneath a streamlined Falmec hood, facing the dining area. At eye level and shielded from the doors to the garden, there is a Siemens steam oven, micro/combi oven and two fan ovens as well as two warming trays and a dishwasher. The perfect kitchen, there's also a walk in larder with a spill over dishwasher and space for an extra fridge and freezer and further wine storage. There is designated space for a fridge freezer and plenty of space for a large table where friends can relax in complete privacy by the floor to ceiling high sliders which bring the outside in.





The Garden

Outside, this oasis of calm has been lowered, so there are only two, broad, shallow and lit steps to the low maintenance astro lawn which is large and level – a rare find. Sunny and secure, raised beds have been planted for all year interest and become herbs just by the south facing dining terrace which is protected from the heat of the sun by a gazebo where thorn free, scented climbers are beginning to become established.

A second paved terrace is open to the west and it is the perfect spot for teens to entertain with power and space for a bbq, and there is also a water source for the fruit and vegetable beds which have raspberry canes and an espaliered apple tree. Overall the garden is surprisingly private and unusually quiet, it is easy to forget that you are literally just a stroll from the beating heart of the city.



LOCATION GUIDE

Good to Know

Station: Brighton Station 5 mins on foot, 3 by car

Shops: Seven Dials is 5 minute walk, North Laine 8 mins

Park: St Nicholas Rest Garden 4 min walk, St Anne's Well Garden 14 min walk

Education

Primary: St Paul's C of E Primary

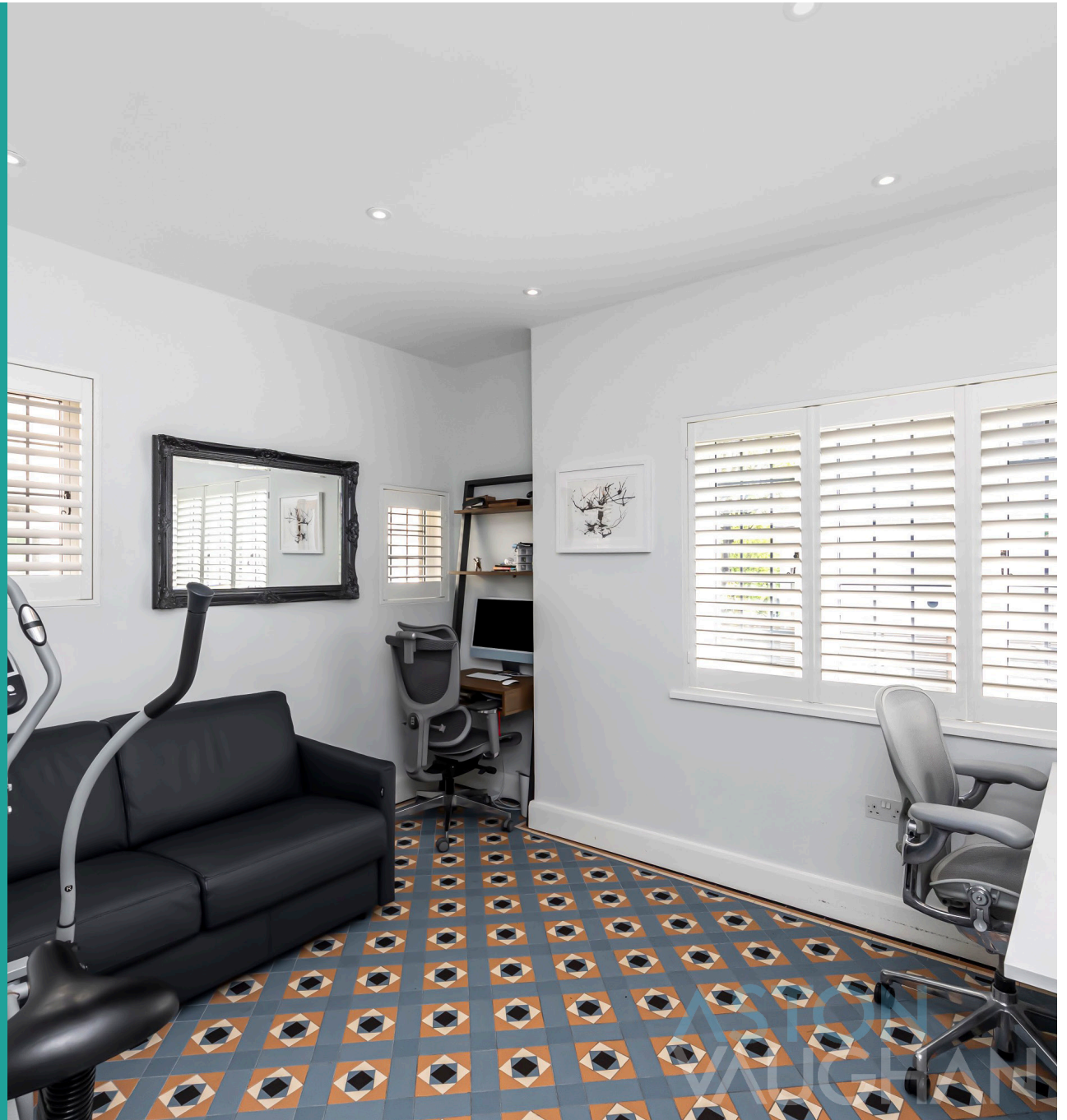
Secondary: Cardinal Newman

Sixth Form: BHASVIC, MET

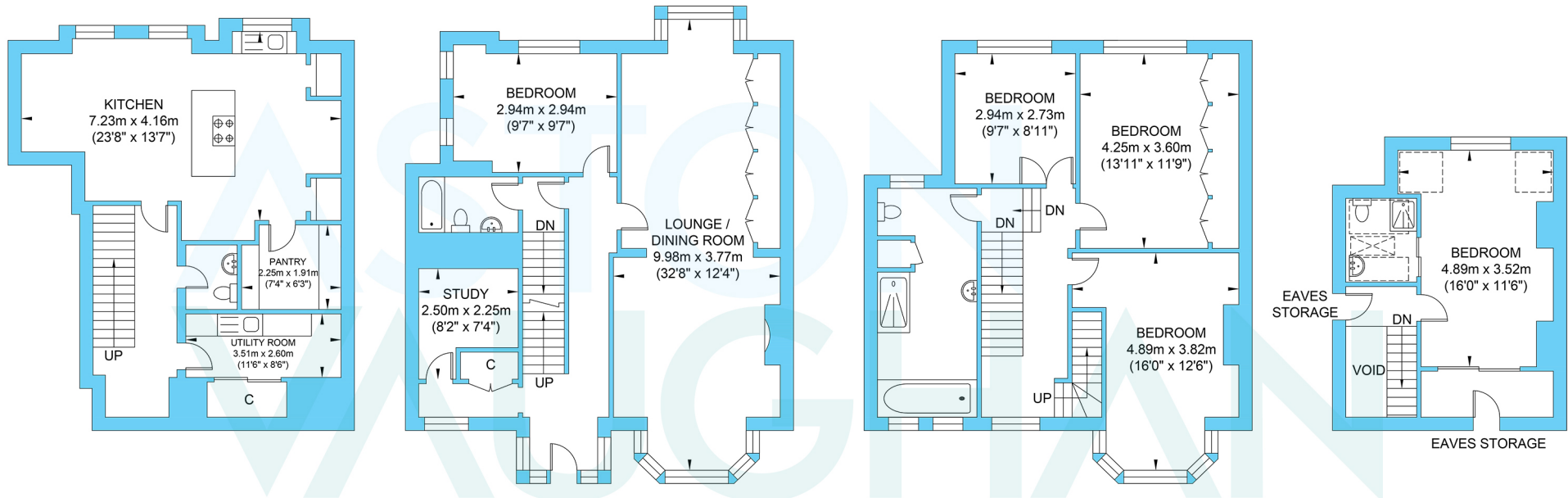
Private: Brighton College, Brighton Girls

Location Guide

5 mins walk from the station with direct trains to Lewes, Gatwick and London with local buses covering the whole of Brighton and Hove, this little know, quiet enclave has its own good primary school as well as easy access to amenities. Just minutes from the al fresco lifestyle of 7 Dials and North Laine, the picturesque Royal Pavilion, its historic Lanes and surrounding arts venues are easy to reach. For those who love the outdoors, the beach, surrounding downland and marina with waterfront restaurants are quick to get to. If you commute by car, Dyke Road gives swift access into the city centre or out to the A23/A27 for the coast, Lewes, Gatwick and London. esque cultural heart of our legendary coastal resort.



Alexandra Villas



Lower Ground Floor
Approximate Floor Area
551.32 sq ft
(51.22 sq m)

Ground Floor
Approximate Floor Area
759.71 sq ft
(70.58 sq m)

First Floor
Approximate Floor Area
691.90 sq ft
(64.28 sq m)

Second Floor
Approximate Floor Area
290.62 sq ft
(27.0 sq m)

Approximate Gross Internal Area = 213.08 sq m / 2293.57 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.